McMillan Sand Filtration Site

SITE CONDITIONS

Today, the Site is not suitable for any type of use due to varying degrees of structural instability.

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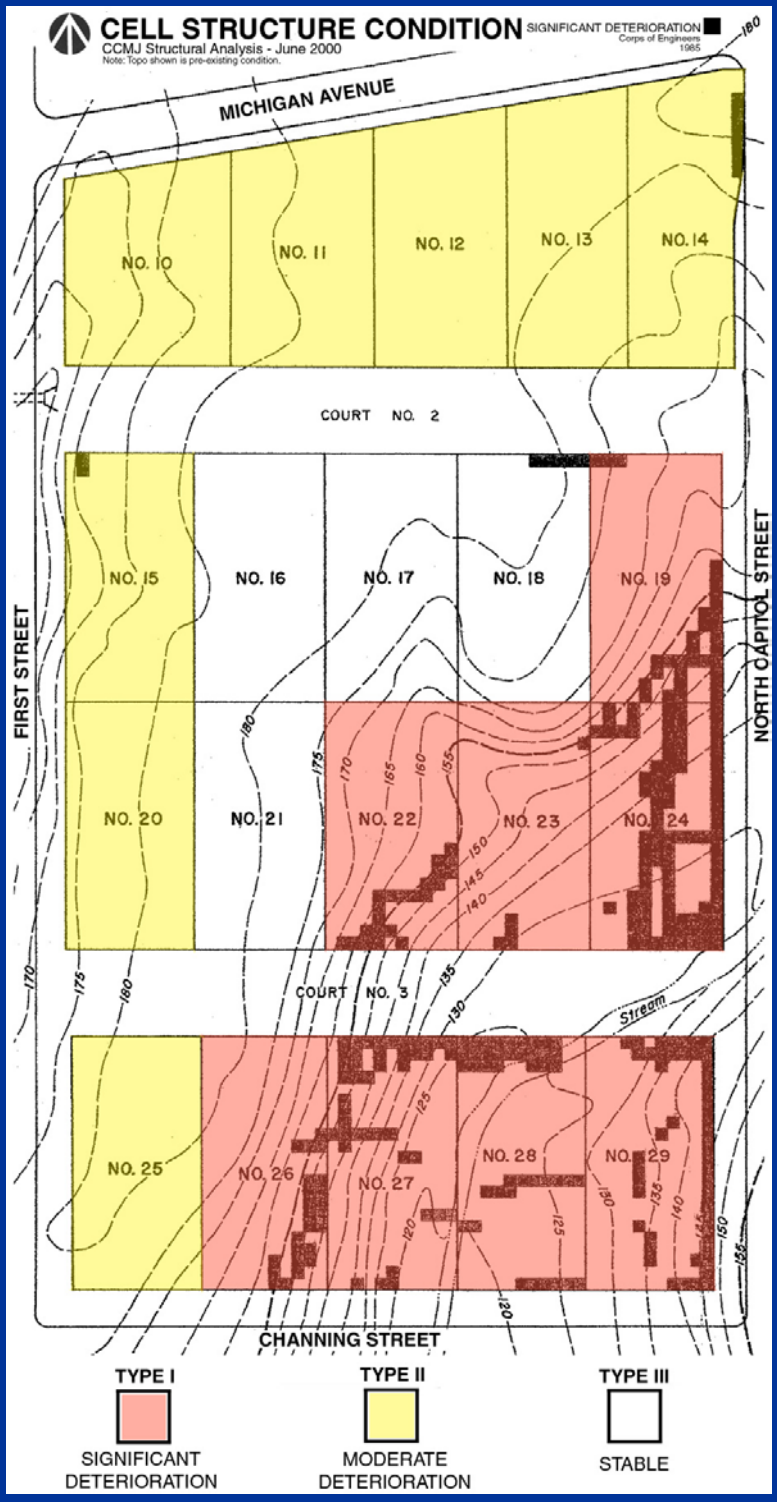

Stabilization of the site will require a combination of structural interventions:

Preservation – Reinforcing the cell structure to prevent future cracking and to allow for re-use either above or below grade.

Fill – Compacting a cell with sand to prevent further cracking and bulking and to allow for above grade re-use.

Demolition – Removing a portion or all of a cells structure, particularly the deck where there is cracking and collapse. Demolition costs include amount for compacting the land to make it suitable for new development.

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SITE STABILIZATION COSTS

	CELL DESIGNATION		
	TYPE I	TYPE II	TYPE III
CELLS	19,22,23,24,26,27,28,29	10,11,12,13,14,15, 20,25	16,17,18,21
DESCRIPTION	Built on fill, active cracking, some failures, add'l failures likely	Built in cut areas, active cracking observed around perimeter	Interior cells, built in cut areas, no signs of new cracking in last 30 yrs.
	Unstable, Unsafe	Stable except at edges	Stable
OPEN SPACE			
PRESERVE CELLS	Not Feasible	$2.02M per cell	$1.79M per cell
DEMOLISH CELLS	$860K per cell	$860K per cell	$860K per cell
FILL CELLS	$440K per cell	$440K per cell	$440K per cell
FOUR STORY BUILDING			
PRESERVE CELLS	Not Feasible	$2.56M per cell	$2.33M per cell
DEMOLISH CELLS (Also Includes Site Compacting Costs)	$2M per cell	$1.37M per cell	$1.37M per cell
FILL CELLS	$1.61M per cell	$920K per cell	$920K per cell

Source: C.C. Johnson & Malhotra, PC

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COST RANGES BY CELL CONDITION

TYPE I – Significant Deterioration – 8 Cells

Preservation Not Feasible	
Fill for Open Space	$3.52 M
Demolish for Building (4 stories)	$16.0 M

TYPE II – Moderate Deterioration – 8 Cells

Fill for Open Space	$3.52 M
Preserve for Building (4 stories)	$20.5 M

TYPE III – Stable – 4 Cells

Fill for Open Space	$1.76 M
Preserve & Open Space	$7.16 M
Preserve for Building (4 stories)	$9.32 M

TOTAL STABILIZATION COST RANGE***

Open Space - min	**$14.2M**
Preserve for Building & Open Space - max	**$45.8 M**

*** Cost do not include design and construction for preserving and/or restoring the two (2) courts or any part of the Olmsted scheme for the site.

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CONCLUSIONS ABOUT SITE CONDITIONS

1. Site stabilization should occur on the entire site before revitalization activities can occur and should occur as soon as possible.

2. Final stabilization costs should be considered as a public infrastructure investment.

3. The 4 TYPE III Cells are the most stable and should be preserved and adaptively re-used as well as the 2 courts. These cells are in the best location and in the best condition to accommodate a central community open space.

4. The 8 significantly deteriorated TYPE I Cells are beyond preservation and should be demolished. However, parts of the column grid system could be maintained and incorporated into future uses.

5. The 8 moderately deteriorated TYPE II Cells can be preserved for adaptive re-use above and below grade or used as needed to accommodate uses compatible with proposed revitalization efforts.